



## HOTSPOTS OVERVIEW

This South East Queensland hotspot report analyses all suburbs within the Brisbane City Council, Sunshine Coast, Moreton Bay, Ipswich, Logan, Redland, and Gold Coast City Council domain, to highlight those with above average growth over the past 12 months to December 2014. To assist in determining South East Queensland hotspots three key indicators are utilised:

**Firstly** median price growth and transaction level of house and unit between 2013 and 2014. It is interesting to see that in overall South East Queensland transaction numbers for house and units have decreased, however median price increased. This suggests not only the market is becoming more competitive, but also potential undersupply.

**Secondly** the aggregate estimated value of residential, commercial, and infrastructure project developments to commence construction in 2015 onwards. This is important as it indicates upcoming property supply, connectivity between to the CBD and other economic hubs, and level of economic activity expected in the area.

## 12 MONTHS MARKET COMPARISON

Brisbane Area	Property Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2015
Brisbane	House	\$545,000	\$580,000	6.4%	\$33.2Billion
	Unit	\$415,000	\$425,000	2.4%	
Sunshine Coast	House	\$465,000	\$490,000	5.4%	\$4.4Billion
	Unit	\$347,900	\$355,000	2.0%	
Moreton Bay	House	\$400,000	\$410,000	2.5%	\$3.5Billion
	Unit	\$320,000	\$333,000	4.1%	
Ipswich	House	\$313,000	\$320,000	2.2%	\$2.8Billion
	Unit	\$280,000	\$290,000	3.6%	
Logan	House	\$360,150	\$370,000	2.7%	\$1.9Billion
	Unit	\$260,000	\$266,087	2.3%	
Redland	House	\$462,500	\$472,000	2.1%	\$552.8Million
	Unit	\$350,000	\$359,000	2.6%	
Gold Coast	House	\$526,000	\$560,000	6.5%	\$12.95Billion
	Units	\$360,000	\$372,000	3.3%	



### KEY MARKET INDICATORS

Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↔
House rents	↔	↑
Unit sales	↓	↓
Unit median	↑	↓
Unit rents	↑	↑

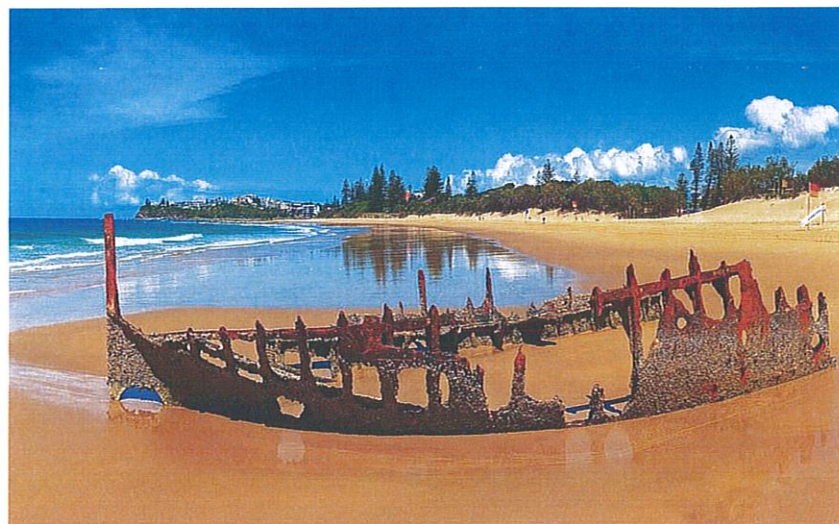
"High demand, rising property prices, and terrific yields on investments is what you will find in the South East QLD market. Future developments will boost economic activity and further growth in the region"

\*Disclaimer: Project Development spending is based on aggregate of estimated land and construction value for residential, commercial, and infrastructure construction commencing between 2013 and 2014; and for 2015. Gold Coast figures are that of Gold Coast City LGA only and does not include Albert Shire

\*Source: Queensland Department of State Development, Infrastructure and Planning, Cordell Database, Pricerfinder, Rental Tenancy Authority of Queensland, Real Estate Institute of Queensland



## SUNSHINE COAST



### KEY MARKET INDICATORS

Change from Last	Year	Half Year
House sales	↓	↓
House median	↑	↑
House rents	↑	↔
Unit sales	↓	↓
Unit median	↑	↔
Unit rents	↑	↑

## 12 MONTHS TOP PERFORMERS

Sunshine Coast Area	Suburb	Type	Median Price 2013	Median Price 2014	Annual Growth	Projects 2013-2014	Projects 2015	Main 2015 Projects
Inner Suburbs	Bli Bli	House	\$412,000	\$448,000	8.7%	\$13M	\$136M	Halcyon Over 50's Lifestyle Resort (\$70M), Parklands Estate Retirement Resort (\$50M)
	Maroochydore	Unit	\$354,500	\$359,000	1.3%	\$130M	\$675M	Maroochydore City Centre Priority Development Area (\$201M), Sunshine Coast Entertainment & Exhibition Centre (\$190M)
Northern Suburbs	Peregian Springs	House	\$530,000	\$570,000	7.5%	\$7.3M	\$144M	Coolum Ridges North East Village (\$80M), The Pavilions Townhouses (\$35M)
	Mount Coolum	Unit	\$261,500	\$289,000	10.5%	\$3.8M	\$13.6M	Tanah Street West Units (\$8.5), Coolum Fairways Townhouses
Southern Suburbs	Pelican Waters	House	\$605,000	\$675,000	11.6%	\$3M	\$11M	Southern Lakes Precinct Estate Residential Subdivision (\$8.4M), Puma Service Station Pelican Waters (\$2.5M)
	Mountain Creek	Unit	\$379,000	\$389,500	2.8%	\$33.7M	\$24.8M	Brightwater Estate Subdivision (\$6.8M), Brightwater Retirement Village (\$24.8M)
Eastern Suburbs	Mooloolaba	House	\$580,000	\$615,000	6.0%	\$14.6M	\$69.1M	The Breeze Apartments (\$22M), Douglas Street Units (\$12M)
	Mooloolaba	Unit	\$343,650	\$367,000	6.8%	\$14.6M	\$69.1M	XXV Mooloolaba Apartments (\$7M), Brisbane Road Motel Redevelopment (\$10M)
Western Suburbs	Landsborough	House	\$380,000	\$413,500	8.8%	\$2.7M	\$282M	Queensland Rail-South East Queensland Infrastructure Plan (SEQIP) Beerburrum-Landsborough (\$275M), Partner Foods Processing Plant (\$5M)
	Buderim	Unit	\$388,000	\$395,000	1.8%	\$104M	\$90.9M	Buderim Forest Residential Development (\$50M), Stringybark Road Townhouses (\$13M)

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\*Source: Sunshine Coast Regional Council, Queensland Department of State Development, Infrastructure and Planning, Scribblemaps, Cordell Database, Pricerfinder, Rental Tenancy Authority Queensland, Real Estate Institute of Queensland

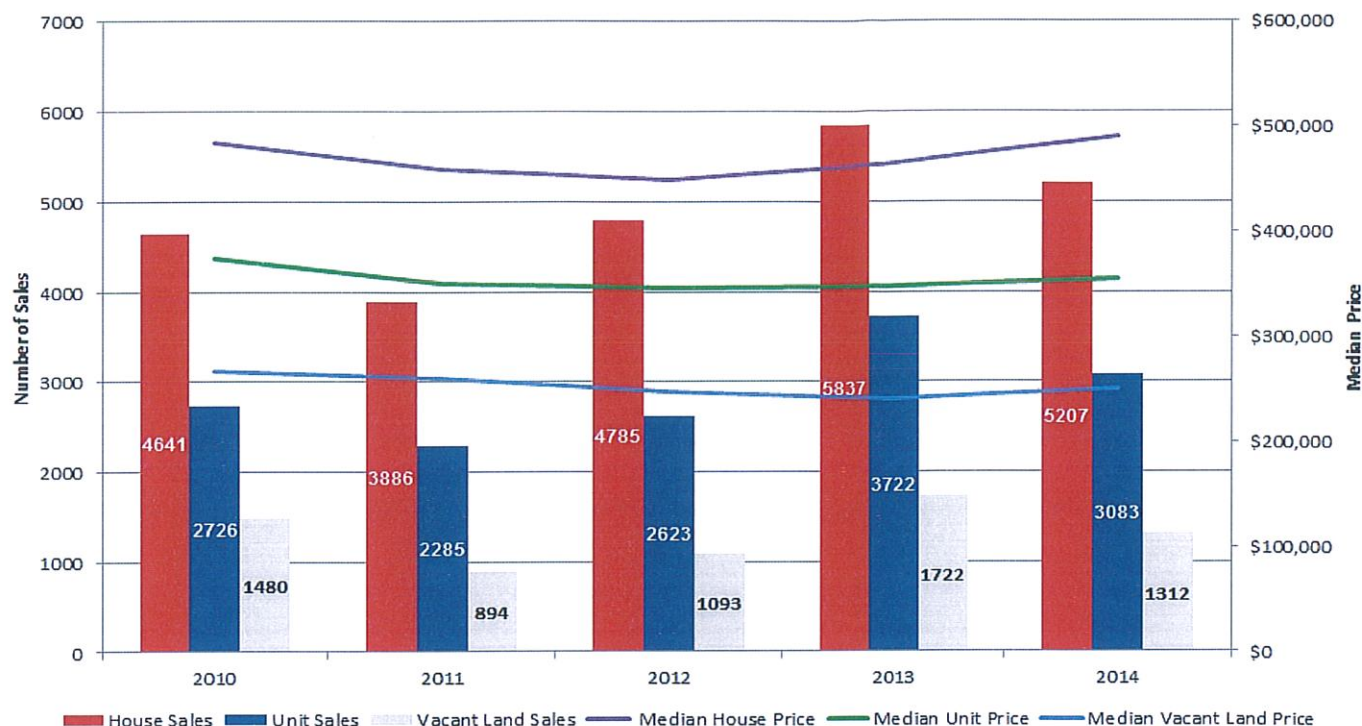




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## SUNSHINE COAST REGIONAL PROPERTY GROWTH



## TOP PROJECTS 2014-2015 BASED ON ESTIMATED VALUE

Project Title	Suburb	Brief Project Description	Estimated Value	Commence Date	Completion Date
Bruce Highway Upgrade Cooroy to Curra	Cooroy and Cooroibah	Completion of roadworks for the Cudgerie Drive to Sankeys Road for the Bruce Highway, Cooroy to Curra	\$476M	04/11/2014	03/06/2014
QR-SE QLD Infrastructure Plan	Beerburum	Straightening & duplicating 17 km rail line between Beerburum & Landsborough	\$275M	20/01/2015	20/10/2017
Maroochydore City Centre Priority Development Area	Maroochydore	Master planning of new City Business District for the Sunshine Coast	\$200M	18/09/2015	18/09/2020
Caloundra South Commercial Subdivision	Bells Creek	Reconfiguration into 5000 lots. Construction of new roads	\$200M	03/12/2015	30/03/2017
Sunshine Coast Entertainment & Exhibition Centre	Maroochydore	Construction of Entertainment & Exhibition Centre, capacity approx 4500 seats	\$190M	15/04/2015	15/07/2016
Palmview Master Planned Community	Palmview	Master planned community to include over 9500 dwellings	\$130M	07/07/2015	31/152/2027
Caloundra South Master Planned Community	Bells Creek	Proposed development of 150 hectares commercial business park.	\$120M	03/12/2015	30/11/2017
Kawana Town Centre	Kawana Waters	Shopping centre, hotels, 300 approx apartments, commercial offices, restaurants, up to 800 homes	\$100M	01/12/2015	31/12/2019

Disclaimer: Estimated value is the value of land and construction costs provided by relevant data authority, it does not reflect the project's sale/commercial value  
Source: Cordell Database, PRDnationwide, Sunshine Coast Regional Council, Queensland Department of State Development, Infrastructure and Planning, Pricfinder